



# Town of Carlisle

MASSACHUSETTS 01741

Office of

## PLANNING BOARD

### MINUTES

Meeting of January 28, 1988

Present: Chaput, Raftery, Sillers, Tobin, Davis, Sherr, Leask and Administrative Assistant Olden

#### Minutes of 1/11/88

A correction was made to the January 11, 1988 minutes; the 16 foot cul de sac for Ice Pond Road should be corrected to 1600 feet. On motion by Raftery seconded by Tobin the minutes were approved as corrected.

#### T. Raftery's Meeting with Finance Committee

During a report by Mr. Raftery of his meeting with the Finance Committee, it became evident that there was a misunderstanding about the information required by the Finance Committee and supplied by Mrs. Olden. Discussion of Mr. Raftery's report also revealed some uncertainty about the use of the amount authorized by 1987 Annual Town Meeting for a "Town Planner". Mr. Davis agreed to research whether the Board is limited to an amount reflecting 20 hours per week from the date of the Planning Assistant's hire during the current fiscal year.

#### Ice Pond Road - Continuation of Public Hearing (8:30 P.M.)

The applicant submitted the list of waivers and said that the pavement is 18 feet with 3' shoulders. George Foote pointed out that the Planning Board has the option to require bikepaths even though the zoning bylaw doesn't require them. The applicant demonstrated supplemental maps and test pit logs to be submitted to the Board of Health and explained that he was unaware at the time he submitted the Definitive Plan to the Board of Health that supplemental information was required. The applicant demonstrated that the "tails" on the Common Drive lots would require driveways going through wetlands. It was noted that the trail has not been put on the Definitive Plan.

In response to Mr. Leask's question if he objected to installing a bikepath, the applicant said that he does object, because there is little traffic on a cul de sac.

In response to Ms. Chaput's question if he would consider working with the Trails Committee to relocate the trail, the applicant said he would, and he reiterated his concerns about the intrusive activities of hikers over the years on the property. James C. Davis, Jr. commented that on the basis of his experience with the trail on his adjacent property, he believes that people will follow the trail if it is well marked. A Trails Committee member said that trails are a frequently used item in the Town of Carlisle and urged the Planning Board to consider the benefit of a trail very strongly. He referred to the provision in the subdivision rules and regulations concerning the Planning Board's authority to require a trail easement.

In response to Mr. Tobin's question if the applicant is requesting a waiver of the bikepath requirement, the applicant said that a bikepath would encourage biking out onto East Street. Mr. Davis agreed that this is true, but said that the Board must consider the safety of children in the street.

After discussion of deadlines, the Board scheduled further discussion of the application for its February 8 meeting.

Mr. Tobin said he would like to see the trail arrangements made before voting on the application.

Ken Ernstoff expressed his concern about the effect of the first lot on the wetlands and on his well. Jim Davis said that the road should not be straight but should follow the present track, which follows the esker. He contended that the lot is not buildable and should be put into conservation because it is too close to abutters and boundary lines. Mr. Raftery said that the Planning Board does not have authority over the buildability of lots or over groundwater.

The applicant said he plans to discuss with the Conservation Commission the possibility of a Conservation Restriction on the back acreage. He added that his meetings with the Conservation Commission have not been concluded.

The Board instructed Mrs. Olden to consult with the Fire Chief concerning the lack of a fence around the fire pond and the lack of a maintenance easement for the fire pond. The applicant said he would accept responsibility to maintain the pond to mandated performance levels. It was agreed that any means of "burdening the land" in relation to the fire pond should be embodied in documents submitted to the Planning Board. The Board asked Mrs. Olden to research a previous application for Special Permit for a pond over 0.5 acres submitted about five years ago by Mrs. Chaput.

It was agreed by the Board and the applicant that the submission requirements for the Common Driveway Special Permit include an alternative plan showing access to the lots proposed to be served by the Common Drive.

Mr. Foote pointed out that the earth removal bylaw adopted at the May 1987 Annual Town Meeting may apply to the construction of the proposed fire pond. The Board instructed Mrs. Olden to distribute the bylaw text with the next agenda.

The Public Hearing closed at 9:40 P.M.

#### ANR Plan - Moschini

On motion by T. Raftery seconded by S. Davis, the Board voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. (Middlesex County) for: Moschini" dated January 21, 1988, by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass., "Approval Under the Subdivision Control Law Not Required."

#### ANR Plan - Baldwin

Concerning a plan entitled "Plan of Land in Carlisle, Mass." prepared for Baldwin dated November 23, 1987 by the BSC Group-Bedford submitted as an "ANR" plan, the Board noted that the following items need to be added to the plan: a notation that the frontages for Lot 2 and Lot 14-1 are the specified number of feet on certain streets.

Review of Definitive Plan - West Meadow - Koning, Acton Street

After review of a Definitive Plan for "West Meadow," the Board instructed Mrs. Olden to refer it for review to the consulting engineer.

The Board agreed to consider changing the subdivision rules and regulations to include the submission of enough plans to submit one to the Conservation Commission for review and comment.

The Board decided to hold a public hearing on the "West Meadow" plan on March 24, 1988, to cancel the scheduled meeting on March 31, 1988, and to schedule the plan for discussion at the February 8 meeting.

Ad Hoc Town Offices Planning Committee Discussions

In further scheduling discussion, the Board decided to schedule half-hour appointments on February 25, 1988 to interview the finalists submitting proposals in response to the request for proposals issued by the Board of Selectmen for the Ad Hoc Town Offices Planning Committee.

Removal of Benedict Wood Lot from Chapter 61

Concerning the notice that the Benedict Wood Lot is being removed from the Chapter 61 program to be sold, the Board discussed alternatives for purchase and use of the land. On motion by Mr. Raftery seconded by Mr. Tobin, the Board voted unanimously to recommend to the Selectmen that the Town not purchase the property. Among the reasons cited were that the parcel is not a priority on the acquisition listing in the current Open Space and Recreation Plan and that it does not relate to any other goal such as gateway open space or open space which makes a link between open space parcels already acquired by the town.

Other Business

On motion by Mr. Raftery seconded by Mr. Leask, the Board voted unanimously to ratify Vice Chairperson Chaput's signature in Chairman Sherr's absence of documents indicating Planning Board support of grant applications by the Selectmen to the Arts and Humanities Council for town center planning and a town center walkways system.

After discussion of a memorandum from the Board of Selectmen concerning chairing of appointed and elected boards and committees, the members agreed to continue its usual practice and elect a new chair after the Town election.

On motion by Mr. Raftery seconded by Ms. Chaput, the Board voted unanimously to instruct Mrs. Olden to write to the Selectmen that the Planning Board wished to have an article on the Annual Town Meeting warrant concerning the revised flood plain maps prepared for the Federal Emergency Management Agency (FEMA). The Board also instructed Mrs. Olden to research the cost of changing the present maps which show the flood plain district. After further discussion of the necessity of a zoning bylaw change to adopt the flood plain maps, the Board instructed Mrs. Olden to ask a representative of FEMA to meet with the Board to explain the agency's requirements.

After discussion of Ms. Chaput's suggestion that the Board use Mrs. Olden's availability to research the topic of an uplands bylaw, the members agreed that as Mrs. Olden had the time to do so, she should pursue this research. After discussion of Ms. Chaput's suggestion that the Board request Mrs. Olden to develop a memorandum

concerning Comprehensive Permits and Mrs. Olden's request for the Board to share the cost of her attending a seminar on the subject, on motion by Mr. Raftery seconded by Mr. Davis, the members voted unanimously to authorize payment of the registration fee for the course out of the Board's engineering budget.

The meeting adjourned at 11:10 P.M.

Respectfully submitted,

Elaine H. Olden  
Administrative Assistant